Holly Tree Cottage

Alrewas Staffordshire

Parker Hall

Independent Estate Agents

Holly Tree Cottage

11 Daisy Lane Alrewas DE13 7EW

Set within mature wrap around grounds extending to a third of an acre, Holly Tree Cottage is a beautifully refurbished detached period home, offering three to four bedrooms, impressive open-plan living and a wonderfully secluded setting beyond private double electric gates. Thoughtfully extended and upgraded in recent years, this detached cottage combines original character including exposed beams, brickwork and traditional fireplaces, with high-quality contemporary finishes such as a handmade solid oak kitchen, refitted bathrooms, new windows and a new boiler.

A traditional gable porch opens into the reception hall, leading to two characterful reception rooms, both featuring original fireplaces. At the heart of the home is the superb breakfast kitchen, fitted with integrated appliances, a Rangemaster stove, Dekton work surfaces and a generous walk-in pantry, flowing into an open-plan living and dining space with sliding doors onto the landscaped terrace. Further ground-floor accommodation includes a cloakroom, a substantial laundry room, an excellent cloaks storage cupboard and a versatile fourth bedroom/snug. Upstairs are three bedrooms and a luxurious family bathroom, with the principal bedroom enjoying its own en suite and walk-in wardrobe, accessed via barn-style sliding doors.

Holly Tree Cottage resides within a secluded position towards the end of a lengthy private drive, where wrap-around gardens extend to a superb size and have been finished with an expansive paved terrace. To the front aspect there is a sweeping 'in and out' driveway with central border, a garage store and large garden shed, and a fabulous insulated garden room, currently arranged as a gym and home office, provides further versatile space ideal for working, exercising or relaxing.

what3words:

///unique.clarifies.derailed

The popular Staffordshire village of Alrewas is set within a picturesque Conservation area bordering the River Trent and nearby canal.

The handsome village centre lies a few minutes' walk away, being home to superb amenities including a Co-Op, an award-winning bakery, a popular Butchers', traditional pubs, a doctors surgery, pharmacy and dentists, and the position provides swift access onto the Canal network where rural walks can be enjoyed.

More comprehensive amenities can be found in the market town of Burton on Trent and the Cathedral City of Lichfield, where a variety of supermarkets, health and leisure facilities can be found including gyms, golf clubs, a cinema and a variety of eateries, traditional pubs and boutique shops.

The property lies within an outstanding school catchment area including the All Saints primary school in the village which feeds into John Taylor High in Barton under Needwood, and the John Taylor Free School is also a short drive away. There are also a number of highly regarded private schools also nearby including Repton, Derby Grammar and Lichfield Cathedral.

Alrewas is well placed for commuter routes including the A38, A50 and M6, rail stations at Burton on Trent and Lichfield provide regular rail links to Birmingham, Derby and London and the International airports of Birmingham and East Midlands are both within an easy drive.

Village Centre & Amenities: >0 mile

Burton on Trent Station: 8 miles
Lichfield Trent Valley Station: 5 miles

Birmingham City Centre: 28 miles
Derby City Centre: 20 miles
Nottingham City Centre: 36 miles

Peak District National Park: 30 miles
Cannock Chase: 9 miles

Manchester Airport: 80 miles
East Midlands Airport: 28 miles

From the driveway, a charming brick gable porch leads to the entrance door, opening in turn into the spacious **Reception Hall.** Extending towards the rear of the property, stairs rise to the first floor accommodation and a door opens to a useful walk in **Cloakroom** cupboard, having ample storage for coats and shoes.

Characterful doors open into two spacious reception rooms, the first being a formal **Dining Room** with original arched fireplace with quarry tiled hearth. The **Sitting Room** also showcases a wealth of original features, having window to two sides and a handsome inglenook fireplace with wood burning stove inset.

From the **Sitting Room**, an opening leads into the **Open Plan Family & Dining Room,** where sliding doors open out to the terrace and gardens and a picture window faces the rear. A roof-light provides plenty of natural light, and Karndean flooring extends into the **Breakfast Kitchen,** and a sliding barn door opens to a traditional walk in **Pantry** which is fitted with a range of shelving and offers ample storage space and power for appliances.

The bespoke, solid oak handmade **Kitchen** comprises a range of full height and base units with quality Dekton worksurfaces over housing a Villeroy & Boch butler sink. A range of integrated appliances include a dishwasher, full height larder fridge, full height larder freezer and a wine fridge, with the Rangemaster stove also included in the sale. Windows face the front aspect and the worktops extend to one side where there is an entertaining style breakfast bar, and doors open through to the **Reception Hall** and into the **Laundry Room.**

The **Laundry Room** extends to a good size, having base units with an inset sink and spaces for a washing machine and tumble dryer. Doors open to a large cupboard housing the boiler, to the **Cloakroom WC** and to **Bedroom Four,** which could alternatively be used as an additional reception room or work-from-home space.

Stairs rise to the first floor accommodation**,** having a window to the side at the half landing. Three well proportioned double bedrooms are accessed from the **L Shaped Landing**, which features exposed beams and a skylight.

The **Master Bedroom** has a window overlooking the rear garden, as well as private use of a refitted **En Suite**, with traditional vanity wash basin and a large shower cubicle.

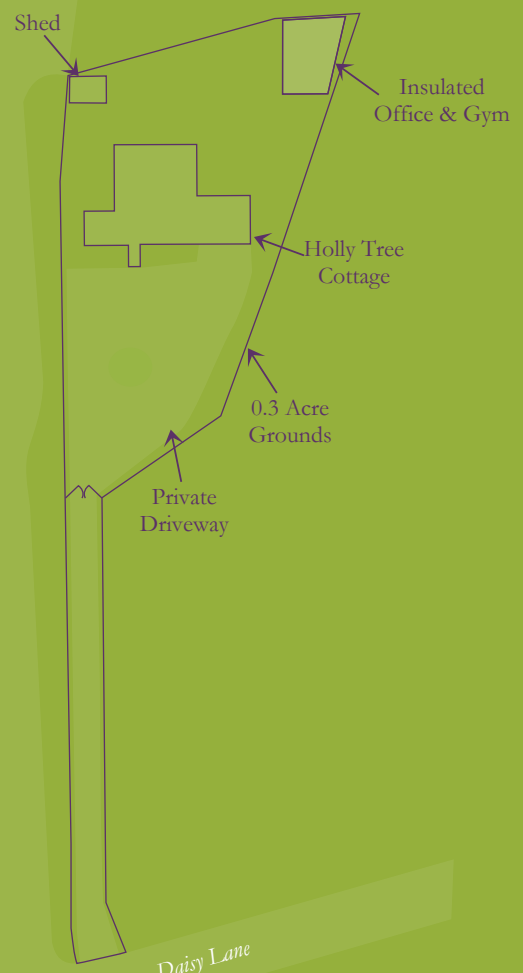
From the bedroom, double sliding barn-style doors open into a fabulous **Walk in Wardrobe**. There is a window to the side and the original door to the landing has been retained to allow for this room to easily be converted into a nursery, study or bedroom.

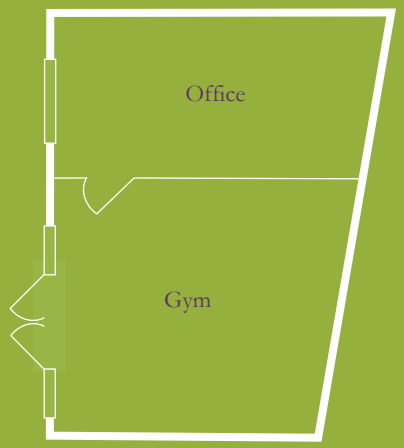
The **Second Bedroom** is another generous double, having vaulted ceilings with beams, a window to the front and a range of fitted wardrobes. **Bedroom Three** is another generous double, also having a window overlooking the driveway and a double fitted wardrobe.

A luxurious **Family Bathroom** services these two bedrooms, having been upgraded with a four piece suite having wash basin set to vanity unit, WC, oversized walk in shower and a modern freestanding bathtub.

From Daisy Lane, a lengthy private driveway approaches a set of **Electric Double Gates** which can be operated either via an app or with an on-site fob/intercom. An expansive gravel driveway with a central border creates 'in and out' parking for a number of vehicles, with the drive being bordered by attractive hazel hurdles and mature foliage. Walkways to either side lead into the rear garden, and the former garage doors open into a **Store** and into the **Laundry Room.**

Extending to a generous **0.3 Acre,** the **Wrap Around Gardens** enjoy a good degree of privacy and are laid to lawns and a landscaped terrace bordered with raised sleeper-edged flower beds. A stepping stone path leads to a charming covered **Outdoor Kitchen**, and there is a superb fully insulated **Garden Room** comprising of two rooms, one of which is a useful **Home Office.** The other side is laid out as a home **Gym**, having French doors overlooking the gardens. The cottage benefits from exterior power, lighting and water, and a large shed is included in the sale.





Floor Area: in progress ft²

PH 10.09.2026

Floor Area: *in progress* ft²

Ground Floor

Reception Hall
Dining Room 4.62 x 3.55m (approx. 4.7 x 4.5m (approx. 15'1 x 11'7)
Sitting Room 4.7 x 4.5m (approx. 15'4 x 14'9)
Breakfast Kitchen 5.1 x 3.6m (approx. 16'8 x 11'9)
Open Plan Dining & Family Room 7.7 x 3.75m (approx. 25'3 x 12'3)
Pantry 2.32 x 1.25m (approx. 7'7 x 4'1)
Snug/Bedroom Four 3.85 x 2.48m (approx. 12'7 x 8'1)
Laundry Room 3.55 x 2.74m (approx. 11'7 x 9'0)
Cloakroom 2.1 x 1.26m (approx. 6'10 x 4'1)

First Floor

Master Bedroom 4.75 x 2.73m (approx. 15'6 x 8'11)
En Suite 2.34 x 2.26m (approx. 7'8 x 7'4)
Walk in Wardrobe 3.5 x 1.75m (approx. 11'5 x 5'8)
Bedroom Two 4.16 x 3.6m (approx. 13'7 x 11'9)
Bedroom Three 3.78 x 2.6m (approx. 12'4 x 8'6)
Family Bathroom 3.6 x 2.45m (approx. 11'8 x 8'0)

Outside

Gym 4.15 x 4.15m (approx. 13'7 x 13'7)
Office 4.84 x 2.7m (approx. 15'10 x 8'10)
Store 2.54 x 1.23m (approx. 8'4 x 4'0)

Parker Hall has a legal and professional obligation to ensure the marketing of our properties is accurate and not misleading in accordance with the Consumer Protection from Unfair Trading Regulations 2008. Our vendors have signed off this brochure, confirming that all details are accurate and not misleading, which includes the written text, photographs, site plan and floor plans.

General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.

PH 09.09.2026

PH RESIDENTIAL

visit us:

The Promenade
Barton Marina
Barton under Needwood
DE13 8DZ

Follow to View
Property For Sale:

rightmove

T 01283 575 000
W www.phresidential.co.uk
E sales@phresidential.co.uk